



92130 ISSY-LES-MOULINEAUX, A HIGH-END 2 BEDS OF 69.15M2 (SEE PLAN), S/E FACING, RESOLUTELY OPTIMIZED, OFFERING CLARITY, MODERNITY AND ESSENTIAL COMFORT OF THE MODERN LIVING, ON THE 7TH FLOOR, COURTYARD SIDE OF A CONTEMPORARY BUILDING, AND READY TO MOVE INTO IN 30

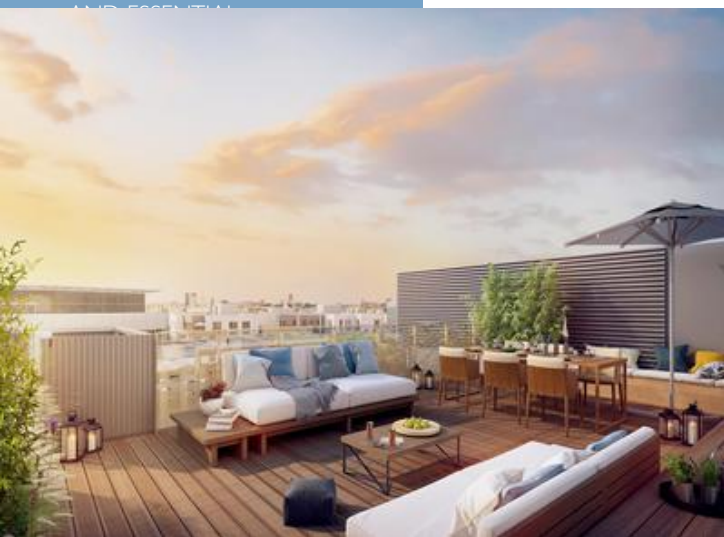
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MONTHS TIME NEAR THE TOWN HALL 30MIN FROM PARIS CENTER BY PUBLIC TRANSPORTS

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 ISSY-LES-MOULINEAUX, A  
 HIGH-END 2 BEDS OF  
 69.15M2 (SEE PLAN), S/E  
 FACING, RESOLUTELY  
 OPTIMIZED, OFFERING  
 CLARITY, MODERNITY

## DESCRIPTION

92130 Issy-Les-Moulineaux, a high-end 2 Beds of 69.15m2 (see Plan & Video + Virtual Tour), S / E facing, resolutely optimized, offering clarity and all the comfort of modern life, on 7th floor with lift, courtyard side of a contemporary building, and ready to move into in 30 months time, quality services and beautiful outdoor spaces, functional (accessibility to the elderly and disabled, home automation, motorized blinds ...), with a well-designed living space offering all the comforts of an ultramodern and no-job residence, connected to nature as an inhabited garden. In addition to some economic benefits while preserving natural resources, it includes a welcoming entrance of 2.53m2 overlooking a living room / open kitchen (to convert) of 34.87m2. Well separated from the living space, the sleeping area includes a clearance of 4.65m2 serving 2 bedrooms of 12.43m2 and 9.16m2, a bathroom of 5.39m2, a separate

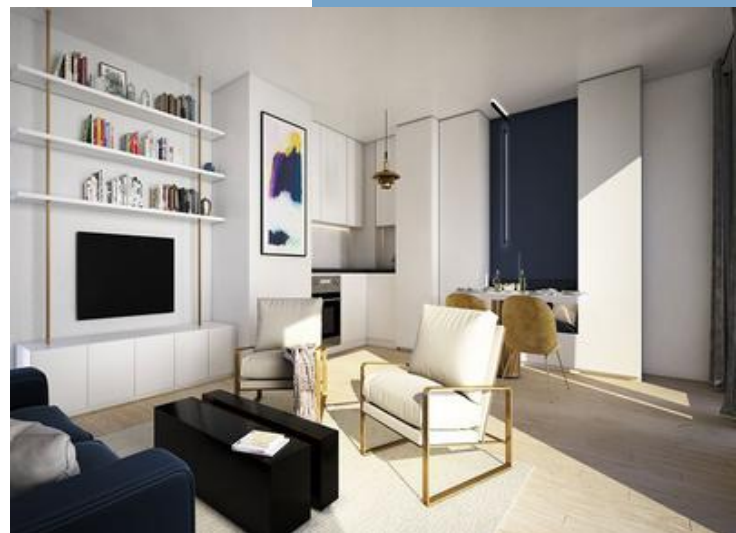


PROPERTY FACT FILE	
REFERENCE	I10016SBU92F
PRICE	€ 1,098,000 £ 991,198* *agency fees to be paid by the seller
BEDROOM	2
BATHROOM	1
ACCOMMODATION	69 m <sup>2</sup>
LAND	0 m <sup>2</sup>
TOWN	ISSY LES MOULINEAUX
DEPARTMENT	Hauts_de_Seine
LOCATION	City property
TYPE	, ,
CONDITION	Excellent condition, ,
FEATURES	Business potential, Double glazing,
*Price based on current exchange rate which is subject to change	

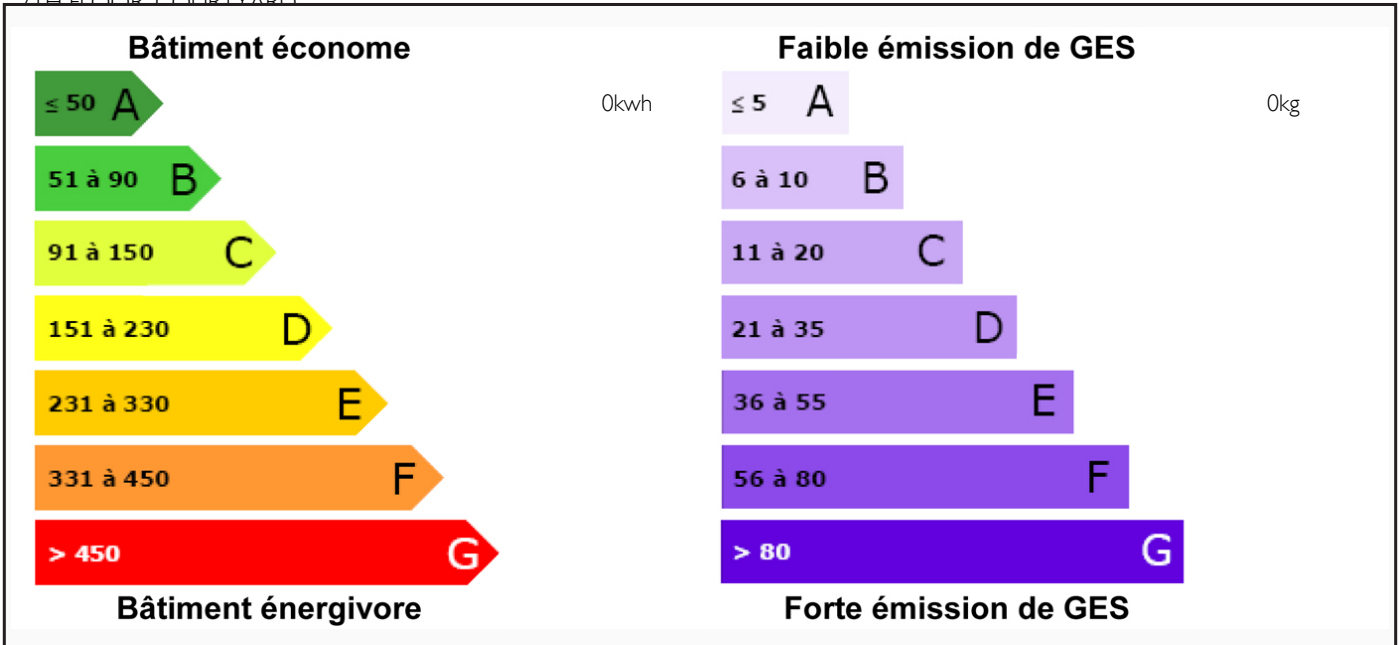


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Ready to move into in the 4th quarter of 2022, this apartment, sold in a future state of completion (VEFA) and delivered new, offers some economic advantages, including reduced notary fees of around 2.7% of the price (compared to 7.7% for the old one) and high quality services with sound insulation and high energy efficiency (Thermal Regulation[RT] 2012 and Paris Climate Plan) in compliance with Eco-Label housing quality standards (NF). You also benefit from the exemption from property tax for the first 2 years, a delivery guarantee ensuring the completion of any new building, a 10-year construction guarantee for the building, a biennial guarantee for removable equipment (radiators, doors... etc.) and finally a perfect completion guarantee covering minor damage that may appear during the first year. These elements ensure comfort and lasting peace of mind, as there is no major renovation or upgrading work to be undertaken in the condominium. This studio, a superb pied-à-terre, or rental investment, offers all the essentials of modern life by contributing to the improvement of our daily lives in addition to a positive impact on the environment by preserving natural resources through reduced energy consumption: ease of management and maintenance, its acoustic screed and quality double glazing, large windows from floor to ceiling with terrace and balconies for brightly lit interiors, nature in the city with landscaped green spaces, enhanced security with protected access by videophone, digital code, Vigik badge and armoured door, controlled monthly charges of about 2.50 €/m2/month including central heating - water - maintenance of the common areas, high speed optical fiber... Details of surfaces: privatives 69.15m2. This property sold in a future state of completion (VEFA) houses 5 residences with lifts, between 6 and 8 floors on the ground floor and counts 153 apartments with underground parking. It is built on a plot of 30817m2 located and 251m from the Mairie d'Issy métro station (L12) and 290m from the Corentin Célton station (L12), only 30mn from Paris Centre by transport. Miscellaneous Services : "Intelligent apartment", including blackout, light and temperature control (possibility of extensions for keyless entry and alarm), connected letterboxes, ceiling heights up to 2.80m, from 3 rooms, custom-made cupboards and storage units with sliding doors integrated in the bedrooms, wooden floors in the interiors extend over the balconies and terrace for more lightness, ribbed floors meet the acoustic requirements with solid wide wooden floors, includes suspended washbasins - thermostatic taps - mirrors - wall lights and towel radiators combining quality and design, possible to customize the layouts by choosing your floors, tiles and earthenware, on the 7th floor out of 8, three apartments on the floor, local strollers and bicycles, CPCU district heating (geothermal), plant beds in the central patio and green roofs, investment with furnished rental potential of about 1340 €/month. Our independent "New Real Estate" works directly with the majority of the big national and regional promoters and puts at your disposal hundreds of new real estate programs "AT DIRECT PRICES PROMOTERS" on Paris and Grand Paris. 92130 Issy les Moulineaux: A commune in the department of Hauts-de-Seine, in Ile-de-France, Issy-les-Moulineaux is located along the Seine River southwest of Paris and east of Boulogne-Billancourt, the most populated city in the department. As its name suggests, Issy was once an agricultural city, it was only at the beginning of the 20th century that crafts became more important. The growing village was also beginning to welcome working class populations. From now on, the city, its low-cost housing projects or its luxury buildings merge into the Parisian urban area. Today Issy-les-Moulineaux welcomes, near its old buildings, large companies (Coca Cola Europe headquarters), multimedia in glass buildings forming a real and modern business district only 30 minutes from Paris Centre by metro Line 12 or RER C.



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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT-DETAILS

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